

# Large Open Retail Space Available for Lease

506 E Main Street, Pen Argyl, PA 18072



## OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$3,750.00 SF/yr (NN)
Lot Size:	0.83 Acres
Year Built:	1950
Building Size:	5,000 SF
Zoning:	General Business
Market:	Northampton County
Submarket:	Pen Argyl Borough

## PROPERTY OVERVIEW

5000 SF of open retail space in building zoned General Business; located on busy Route 512; plenty of visibility from the street, good signage, and plenty of off-street parking; lease includes all utilities and CAM

## LOCATION OVERVIEW

Route 512 in Pen Argyl Boro

## PROPERTY HIGHLIGHTS

- 5000 SF of clean open retail space
- All utilities including electric, sewer, water, trash, and CAM included
- Additional 3000 SF of space available for additional rent if rent if needed
- Busy Route 512 - good visibility and off-street parking

## Terri Mickens, CCIM

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Google

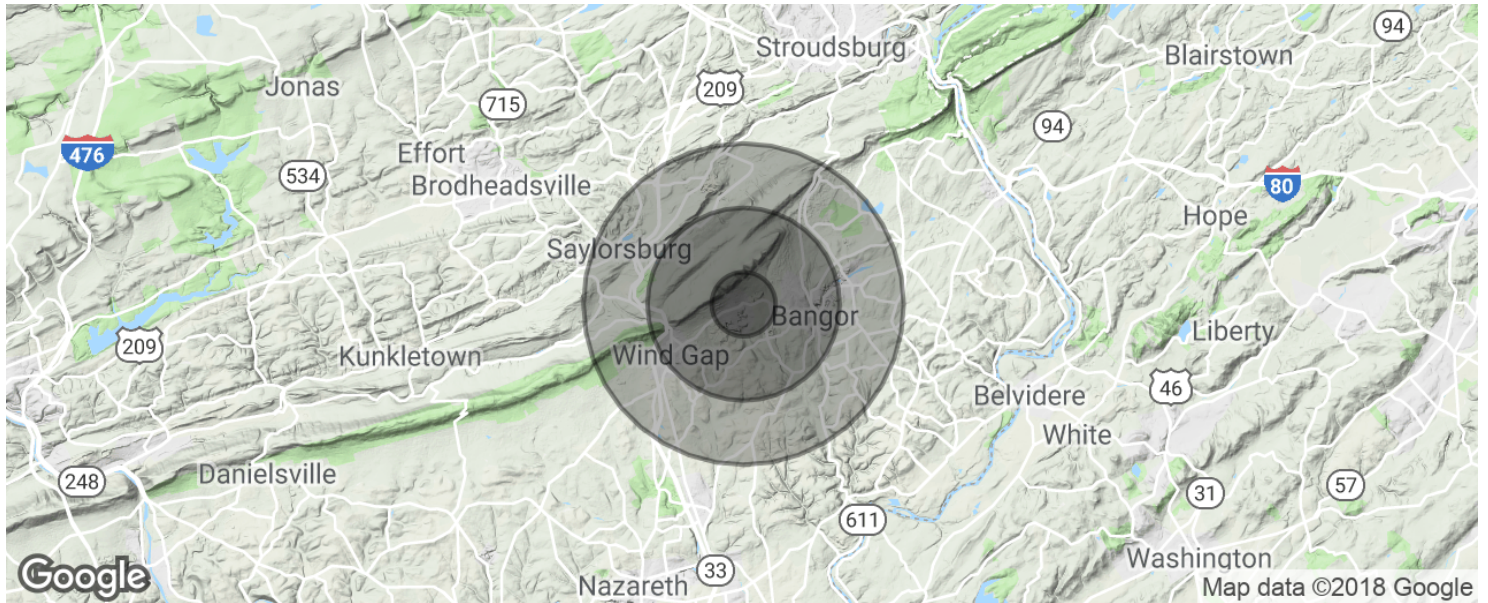
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# Large Open Retail Space Available for Lease

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,654	17,075	32,531
Median age	38.9	41.2	42.0
Median age (Male)	37.5	39.6	40.3
Median age (Female)	40.0	43.5	44.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,854	6,678	12,571
# of persons per HH	2.5	2.6	2.6
Average HH income	\$62,426	\$62,695	\$64,806
Average house value	\$281,894	\$212,089	\$223,344

\* Demographic data derived from 2010 US Census

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